

**CALGARY
COMPOSITE ASSESSMENT REVIEW BOARD (CARB)
DECISION WITH REASONS**

In the matter of the complaint against the property assessment as provided by the *Municipal Government Act*, Chapter M-26, Section 460, Revised Statutes of Alberta 2000 (the Act).

between:

***Zodiak Sheet Metal Ltd. (as represented by Assessment Advisory Group Inc.),
COMPLAINANT***

and

The City Of Calgary, RESPONDENT

before:

***P. Irwin, PRESIDING OFFICER
S. Rourke, MEMBER
P. Pask, MEMBER***

This is a complaint to the Calgary Assessment Review Board in respect of property assessments prepared by the Assessor of The City of Calgary and entered in the 2011 Assessment Roll as follows:

ROLL NUMBER	LOCATION ADDRESS	HEARING NUMBER	ASSESSMENT
201026317	2 3610 32 ST NE	63543	\$392,000
201026358	12 3610 32 ST NE	63544	\$374,500

Property Description:

The subject properties are two bays in a multi-bay industrial condominium project located in the Horizon Industrial area in NE Calgary. Unit #2 is a groundfloor warehouse of 2,238 square feet (sf) and unit #12 is a groundfloor warehouse of 2,205 sf. Year of Construction was 1991. The 2011 assessments were prepared by using a sales comparison valuation approach.

This complaint was heard on September 23rd, 2011 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 4.

Appearing on behalf of the Complainant:

Troy Howell *Assessment Advisory Group*

Appearing on behalf of the Respondent:

Ian McDermott *Assessor, City of Calgary*

Board's Decision in Respect of Procedural or Jurisdictional Matters:

There were no Procedural or Jurisdictional matters brought forward.

Issues:

Are the assessments on the subject properties too high?

The Complainant described the subject properties: their attributes, location, etc. and submitted that the units were over-assessed, based on sales comparisons. The average assessment of the two units is \$169/ sf. The Complainant searched for comparable industrial properties, up to 5,000 sf and presented a table (p. 12 of his disclosure package C-1) of 21 sales and highlighted 3 that were of similar size and location. He also presented a valuation table (p. 35 of disclosure package) showing an average sale price of \$149/ sf, upon which the requested value is based.

Complainant's Requested Value: \$149/ sf

The Respondent reviewed the disclosure package and presented a table (p. 12) with 5 sales comparables of similar properties, although slightly smaller condos, and slightly older. The time-adjusted sales figures on that table ranged from ~\$211/ sf to ~\$231/ sf, and the Respondent submitted that the sales supported the assessment of the subject properties. The Respondent also presented an equity comparable table (p. 14) showing assessments of \$187/ sf and \$185/ sf for the Complainant's two comparables in the Horizon area, and submitted that those figures supported the assessments of the subject properties. The assessable area for the comparable at 111 3825 34 ST NE was 1737 sf, the 630 sf of upper level storage space is not assessable space.


Board's Decision in Respect of Each Matter or Issue:

The Board finds that the Respondent's sales and equity comparables support the assessments of the subject properties. With respect to the Complainant's comparables, the Board finds (a) the first comparable (111 3825 34 ST NE) would have to be re-calculated because of building size, which in turn would trigger a +5% building size adjustment; (b) the second comparable (120 2719 7 AV NE) would have to be adjusted for location. The Board finds that after making these adjustments, the average adjusted PPSF is \$165, which is close to the 2011 assessments for the subject properties. The Board, therefore, finds insufficient evidence to alter the 2011 assessments of the subject properties.

Board's Decision:

ROLL NUMBER	ADDRESS	CONFIRMED 2011 ASSESSMENT
201026317	2 3610 32 ST NE	\$392,000
201026358	12 3610 32 ST NE	\$374,500

DATED AT THE CITY OF CALGARY THIS 19 DAY OF October 2011.


 P. Irwin, Presiding Officer

APPENDIX "A"**DOCUMENTS PRESENTED AT THE HEARING AND CONSIDERED BY THE BOARD:**

NO.	ITEM
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- | | |
|-------|------------------------|
| 1. C1 | Complainant Disclosure |
| 2. R1 | Respondent Disclosure |

An appeal may be made to the Court of Queen's Bench on a question of law or jurisdiction with respect to a decision of an assessment review board.

Any of the following may appeal the decision of an assessment review board:

- (a) *the complainant;*
- (b) *an assessed person, other than the complainant, who is affected by the decision;*
- (c) *the municipality, if the decision being appealed relates to property that is within the boundaries of that municipality;*
- (d) *the assessor for a municipality referred to in clause (c).*

An application for leave to appeal must be filed with the Court of Queen's Bench within 30 days after the persons notified of the hearing receive the decision, and notice of the application for leave to appeal must be given to

- (a) *the assessment review board, and*
- (b) *any other persons as the judge directs.*